

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 9, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 9, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. RONALD V. DERR, SP 2008-MV-066 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.6 ft. from rear lot line and 1.8 ft. from side lot line and addition to remain 4.2 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line. Located at 6714 Swarthmore Dr. on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 30. (Concurrent with VC 2008-MV-004).
- SC
Withdrawn
- 9:00 A.M. RONALD V. DERR, VC 2008-MV-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6714 Swarthmore Dr. on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 30. (Concurrent with SP 2008-MV-066).
- SC
Withdrawn
- 9:00 A.M. MIRIAM L. TORRES, SP 2008-LE-027 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 3.0 ft. from side lot line and roofed deck to remain 22.5 ft. from front lot line and 10.3 ft. from a side lot line. Located at 3106 Collard St. on approx. 9,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((19)) 5. (Admin. moved from 6/17/08 for ads)
- DH
Approved
- 9:00 A.M. KATHLEEN AND STEPHEN CSOBAJI, SP 2008-MV-061 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 24.0 ft. from front lot line of a corner lot and 6.0 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 8017 Yorktown Dr. on approx. 12,522 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 502.
- DH
Approved
- 9:00 A.M. MARQUIS CUSTOM HOMES, LLC, SP 2008-PR-065 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary subdivision sales office. Located at 8433 Falcone Pointe Way on approx. 11,868 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-1 ((49)) 21.
- SCL
Approved

- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial conformance with the development conditions of Variance VC 2002-DR-139. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A. (Admin. moved from 6/3/08 and 8/5/08 at appl. req.)
SCL
Decision
Deferred to 10/28/08 at appl. req.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have engaged in development and tree removal that is not in conformance with the conditions of Variance VC 2002-DR-139 and without a valid Building Permit, have established a storage yard, and have outdoor storage that is not properly located, all on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.
EO
Decision
Deferred to 10/28/08 at appl. req.
- 9:30 A.M. HARCO III, INC., T/A FAST EDDIES RESTAURANT, A 2008-SU-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a dance hall without a Special Permit and has expanded the use limitations and conditions of Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx. 9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.
EO
Admin.
Moved to 11/4/08 at appl. req.
- 9:30 A.M. ADNAN INAD FARAHAN, A 2008-MA-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit and outdoor storage on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 6345 Dogwood Pl. on approx. 10,085 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 28. (Admin. moved from 6/17/08 at appl. req.)
CF
Upheld
- 9:30 A.M. SHERRY BROWN, A 2007-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot on property in the R-2 District and has erected a fence in excess of four feet in height, which is located in the front yard of the property, all in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11. (Deferred from 10/30/07, 1/29/08, 4/1/08, and 6/3/08 at appl. req.)
CF
Deferred to 12/9/08 at appl. req.
- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an establishment for processing of earthen materials, which is not a permitted use in the I-5 District, and operating without site plan, Non-Residential Use and Building Permit approval for storage structure and other structures on property zoned I-5 and H-C in violation of Zoning Ordinance provisions. Located at 2809 Old Lee Hwy. on approx. 1.128 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 65A. (Admin. moved from 10/24/06 at appl. req.) (Continued from 2/27/07, 6/12/07, 10/2/07, 3/4/08, and 7/8/08)
MS
Continued to 11/18/08

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-043 Appl. under sect(s). 18-301
MS of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use
Continued approvals and established outdoor storage that exceeds allowable total area and is located
to 11/18/08 in minimum required front yard in violation of Zoning Ordinance provisions. Located at
8524 & 8524A Lee Hwy. on approx. 1.35 ac. of land zoned I-5 and H-C. Providence
District. Tax Map 49-3((1)) 67 & 65B. (Admin. moved from 10/24/06 at appl. req.)
(Continued from 2/27/07, 6/12/07, 10/2/07, 3/4/08, and 7/8/08)

JOHN F. RIBBLE III, CHAIRMAN